GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

MA&UD – The Andhra Pradesh Regulation and Penalization of Buildings constructed unauthorizedly and in deviation of the sanctioned plan Rules, 2015 –Regularization of the constructions made on the Government lands (unobjectionable Encroachments), which are either regularized or proposed to be regularized by Revenue Department, under BPS- 2015 - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMNET (M) DEPARTMENT

G.O.Ms.No.243 Dated :.24.07.2018

Read the following:-

1. G.O.Ms.No.128, MA & UD (M) Dept., dated 22.5.2015.
2. G.O.Ms.No.296,Revenue (Assn.I) Dept., dated 12.8.2015.
3. G.O.Ms.No.301, Revenue (Assn.I) Dept., dated 05.07.2016.
4. G.O.Ms.No.388, Revenue (Assn.I) Dept., dated 24.8.2017.

O R D E R :

In the G.O 1st read above, Government have issued orders formulating a scheme called as "The Andhra Pradesh Regulation and Penalization of Buildings constructed unauthorizedly and in deviation of the sanctioned plan Rules, 2015" and Andhra Pradesh Amendment Act, 6/2015. The scheme is applicable to the existing buildings constructed after 01.01.1985 and before 31.12.2014 in the jurisdiction of all Nagar Panchayats, Municipalities, Municipal Corporations, in the case of Gram Panchayats falling in Urban Development Authorities and in the case of Gram Panchayats falling in the 'Capital Region' except those included in the 'Capital City Area' of Capital Region Development Authority in Andhra Pradesh. The last date for filing of application was 31.01.2016.

2. Whereas, in the G.Os 2nd to 4th read above, Government have approved different schemes for Regularization of unobjectionable encroachments in Government lands by way of Dwelling Units of both the BPL and APL families in Urban areas in the entire State, before 01.01.2014.

3. And whereas, since the house sites which are under encroachment have been regularized subsequent to the closing date of filing application under the BPS-2015, the buildings constructed on those sites could not be taken up for regularization. Hence all the eligible encroachments considered for land regularization vide G.O.s 2nd to 4th read above, have become automatically eligible under the existing BPS-2015, since those construction have taken place prior to 31.12.2014.

[P.T.O.]

4. Government after careful consideration of the matter hereby decided to regularize the constructions made on the Government lands (unobjectionable Encroachments) which were regularized and are being regularized in terms of G.Os 2nd to 4th read above under BPS-2015, subject to the following conditions :-

1. The application shall be filed on or before 31.10.2018 through online only. The URL of the website for applying is "www.bps.ap.gov.in".
2. The penal charges for regularization of buildings under residential category shall be 50% of the penal charges prescribed under BPS-2015 vide G.O. 1st read above for residential category.
3. The penal charges for regularization of buildings under commercial category and other non-commercial (other than residential and commercial) categories shall be the same as prescribed under BPS-2015. Convenient shopping/petty shops and other non commercial (other than residential and commercial) usage forming part of the residential building shall also be regularized duly collecting the charges prescribed, restricting the area to the extent of commercial and other non-commercial (other than residential and commercial) usage.
4. The procedure for applying/ processing/ disposing the applications shall be as prescribed under BPS-2015.

5. The Director of Town and Country Planning, A.P., Guntur / Director of Municipal Administration /Commissioner, AP Capital Region Development Authority/All Vice Chairmen of Urban Development Authorities in the State shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning, A.P., Guntur
The Director of Municipal Administration, AP, Guntur.
The Commissioner, APCRDA, Vijayawada.
The Commissioner, Greater Vishakapatnam Municipal Corporation, Visakhapatnam.
All Vice Chairmen of Urban Development Authorities in the State of A.P
All Commissioners of Municipalities/Corporations/Nagar Panchayats through DMA, AP, Guntur.

Copy to:
The General Administration (Cabinet) Department.
The Law (I) Department.
The Revenue (Assn.I) Department.
The PS to Special Chief Secretary to Chief Minister (SC).
The OSD to Minister (MA&UD).
The PS to Principal Secretary to Government, MA&UD Department.

//FORWARDED:: BY ORDER//

SECTION OFFICER